

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Community Redevelopment Agency (Community and Economic Development)	Member:	Stephen David 828-4507 Helen Gray 828-5018 Brenda Kelley 828-4531
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Project Name:	400 West Broward Inc. / Club Fort Lauderdale – health club and parking lot expansion 110 NW 5 th Avenue	Case #:	79-R-02
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Date: July 17, 2002

Comments:

Given that the above referenced project is located in the Northwest-Progresso-Flagler Heights CRA (NPF CRA) District, CRA comments are based on maintaining consistency with development goals and objectives established for the NPF CRA.

1. Where possible, provide a seven (7) foot wide public sidewalk along all public roadways.
2. Indicate uses and locations of adjacent structures on site plan, including but not limited to, footprints, rooflines, and heights.
3. Additional comments may be forthcoming.

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Division:	CRA Engineering	Staff:	Helen Gray CRA Engineering Design Mgr Office Ph. (954) 828-5018 Office Fax: (954) 828-5070 Email: HelenG@ci.fort-lauderdale.fl.us
Project Name:	400 W. Broward Inc./ Club Ft. Lauderdale NW 5 th Avenue	Case #:	79-R-02
Date:	7/23/02		

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department prior to owner's application for a Building Permit. The plans need to include ex-filtration trench details and elevations.
2. Show sufficient surface elevations to show how drainage works and how proposed improvements.
3. Photometrics are required for new lighting.
4. Show improvements for the complete intersection (NW 2nd Street/4th Avenue). The existing inlets at the intersection need to be integrated into the proposed improvements.
5. The internal circulation of the parking lot needs to be improved.
6. The addition is showing encroaching into a 5 foot utility easement. The building needs to be changed or the easement vacated. The City of Fort Lauderdale cannot issue a Building Permit that furthers a non-conforming use. In addition, identify sight triangle/visibility adjacent to the new addition.
7. It is unclear (based upon the survey and site plan) that the improvements at the northeast corner of the site are new or existing. Please clarify.

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Division: Engineering **Staff:** Timothy A. Welch, P.E.
Engineering Design Mgr
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: TimW@ci.fort-lauderdale.fl.us

Project Name: Club Ft. Lauderdale **Case #:** 79-R-02
110 N.W. 5th Avenue

Date: 7/23/02

Comments:

1. The engineer of record shall obtain a general or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this site. The permit/license shall be submitted with owner's application for a building permit.
2. The engineer's paving, grading, and drainage plan shall incorporate sufficient existing and proposed design features (elevations, structures, facilities, etc.) for staff confirmation that surface water runoff is adequately managed both on-site and off-site (within the public right of way).
3. A ten (10) foot right of way dedication is desired on the south half of N.W. 2 Street with the associated twenty-five (25) foot corner chords at N.W. 4 and 5 Avenues. This street (S.E. 2nd Street) is an important collector for downtown traffic. It provides relief to Broward Boulevard, contains significant quantities of underground utilities, and will better serve to promote pedestrian and other modes of transportation to the bus station, downtown businesses, etc. in the future. The Florida Department of Transportation is currently planning for N.W. 2 Street to serve as an I-95 High Occupancy Vehicle (HOV) route to the downtown.
4. By review of the site summary calculations and parking design the dedication of right of way for N.W. 2 Street conflicts with owner's plan improvements. It appears that the plan provides over 200% of the required parking. The engineering department has concerns on the internal circulation for the new parking, how it conflicts with the FDOT plans for N.W. 2 Street, and how the access is proposed with single direction ingress and egress. We will require discussion and resolution of these concerns prior to final DRC authorization.

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5. The sidewalks indicated along the west side of N.W. 4 Avenue and the east side of N.W. 5 Avenue appear to be installed on private property. The survey does not indicate any sidewalk easement or right of way for this walk. We believe that an easement or right of way was dedicated with the original site plan, or one should have been. Please discuss the status of this property in question and reflect on the site and engineering plans the current public rights and responsibilities for these areas?
6. Sidewalk and drainage improvements shall be revised in location (alignment) and designed appropriately to connect to those existing on the boundary of the site areas.
7. Pursuant to Section 105-33 of the City's Engineering Construction Standards and Specifications all sidewalk in commercial and business use areas shall be a minimum of six (6) inches thick. Please revise details on sheets referencing sidewalk accordingly.
8. A wider than five (5) foot walkway is recommended within an expanded right of way (perhaps 7 feet) which shall be confirmed with Planning Department Staff.
9. Inlets shown at the intersections of N.W. 2 Street and N.W. 4 and 5 Avenues require relocation into the curb line with appropriate FDOT curb inlets. The existing inlets are C-Basins and typically utilized for swale or parking lot systems.
10. A dead end parking zone exists with greater than 20 spaces and no final turn around area is proposed.
11. Provide a photometric plan (lighting) for new parking areas in accordance with Section 47-20.14 of the City Code of Ordinances.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Club Ft. Lauderdale.

Case #: 79-R-02

Date: 7-23-02

Comments:

No Comments.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: 400 West Broward Inc.
Club Fort Lauderdale

Case #: 79-R-02

Date: July 23, 2002

Comments:

No apparent interference will result from this plan at this time.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: 400 West Broward Inc./Club Ft.
Lauderdale

Case #: 79-R-00

Date: 7/23/02

Comments:

1. Provide the calculations to show that the landscape requirements for fence landscape are met. This would include 1 tree (which may be standard or flowering) for every 20' (on the street side of the fence).
2. Verify all Tree Preservation Ordinance requirements at permit. All relocated trees to be guaranteed.
3. If there are overhead powerlines along 2nd St. indicate them on the Landscape Plan. All planting is to be in accordance with F.P.L. guidelines, (large shade trees should be 30' away from powerlines).

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Division: Planning

Member: Brenda Kelley
(954) 828-4531

Project Name: 400 West Broward Inc. / Club Fort
Lauderdale – health club and parking
lot expansion
110 NW 5th Avenue

Case #: 79-R-02

Date: July 23, 2002

Project Description: The applicant proposes an expansion to the existing health club with a 1,520 SF addition, renovate an existing structure on the site and expand the adjacent parking lot.

Zoning: RAC-WMU

Future Land Use: Downtown Regional Activity Center

Comments:

4. Project subject to 30-day City Commission Request for Review.
5. Site Plan Level II approval required. (Section 47-24.2)
6. Provide a copy of the most current recorded plat and amendments for the site.
7. City approval required for parking areas/access located on public lands.
8. A narrative is required to describe how the existing building, renovated building and proposed expansion will be used.
9. Provide narrative outlining (point by point) project compliance with architectural design criteria. (Section 47-13.20(B)(3))
10. Provide narrative outlining (point by point) project compliance with Adequacy Requirements. (Section 47-25.2)
11. Provide narrative outlining (point by point) project compliance with Neighborhood Compatibility Requirements. (Section 47-25.3)
12. Proposed building renovation in NE corner of site on site plan is not consistent with floor plans and elevations.
13. Minimum 5' building setback required along NW 5th Avenue. (Section 47-13.20(K))
14. 2-space minimum stacking distance required unless approved by engineer based on traffic impact statement. (Section 47-20.5(C)(6))
15. The following items must be discussed with engineering representative:
 - Improvements in the public right-of-way (i.e. curb cuts, sidewalks and drainage facilities).
 - Compliance of private drive(s) with engineering standards.
16. Indicate uses and locations of adjacent structures on site plan, including but not limited to, footprints, rooflines, and heights.
17. Indicate adjacent intersection designs and specifically for NW 2nd Street/NW 4th Avenue intersection.
18. CRA sign-off required.
19. Landscaping approval required. Discuss landscape improvements with landscaping representative.
20. Additional comments may be forthcoming.

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SITE PLAN REVIEW AND COMMENT
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Division: Police

Member: Detective Nate Jackson
Office (954) 828-6422
Pager (954) 877-7875

Project Name: 400 West Broward Inc./
Club Fort Lauderdale

Case #: 79-R-02

Date: 07/23/02

Comments:

No comments. Continue with your present security measures, which appears to be quite effective.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: 400 West Broward Inc./Club Fort
Lauderdale

Case #: 79-R-02

Date: 7/23/02

Comments:

1. Discuss stacking distance from N.W. 2nd Street with the Engineering representative.
2. In accordance with section 47-20.14.E light fixtures shall be shielded, angled, or both so that direct or indirect light shall no cause illumination in excess of one-half (1/2) foot-candle onto any residential property. Photometric values shall extend to the adjacent residential property line.
3. Additional comments may be forthcoming at DRC meeting.